

**ARIZONA DEPARTMENT OF WATER RESOURCES**

**Office of Assured and Adequate Water Supply**

3550 North Central Avenue, Phoenix, Arizona 85012

Telephone 602 771-8500

Fax 602 771-8689



Janet Napolitano  
Governor

Herbert R. Guenther  
Director

August 20, 2007

Mr. Roy Tanney  
Arizona Department of Real Estate  
2910 N. 44th Street  
Phoenix, Arizona 85018

**Water Report 53-700372.0000**

**Subdivision Name:** The Ranch at Alpine, Amended  
**Owner:** J. Dick Eastman and Cody Eastman,  
as Trustees of the J. Dick Eastman and Cody Eastman  
Trust dated 2/2/95; Roger A. Hale and Linda Hale;  
G. W. Eastman and Katie Eastman; and  
Douglas Kremer and Lacey Kremer.

**Number of lots:** 35

**County:** Apache

Township 5 North, Range 31 East, Section 18,  
Township 5 North, Range 31 East, Section 7  
Lots 1 thru 35, inclusive

**Water provided by:** Alpine Domestic Water  
Improvement District

**Water Type:** Groundwater

**Current water depth:** 60.9 ft.

**Estimated 100-year depth:** 60.9 ft.

**Current decline rate:** 0 ft/yr

**Basin:** Morenci

Dear Mr. Tanney:

Pursuant to A.R.S. § 45-108, the Department of Water Resources has reviewed the available information pertaining to the water supply for the above-referenced subdivision. This letter constitutes the Department's report on the subdivisions water supply as required by A.R.S. § 45-108(A).

Adequacy of the 100-year water supply was reviewed by the Department with regard to physical, legal and continuous availability, water quality, and financial capability. Information available to the Department indicates that the applicant has satisfied the adequate water supply requirements as set forth in A.A.C. R12-15-701 *et seq.* Therefore, the Department of Water Resources finds the water supply to be adequate to meet the subdivision's projected needs. Any material change to the subdivision plat or its water supply plans may invalidate this decision. See A.A.C. R12-15-708.

This letter is being forwarded to your office as required by A.R.S. § 45-108. This law requires the developer to hold the recordation of the subdivision's plat until receipt of the Department's report on the subdivision's water supply. By copy of this report, the Apache County Recorder is being officially notified of the developer's compliance with the law. Because of the possibility that a future court proceeding could result in a legal determination that water withdrawn from wells in this area is surface water, the Department recommends that your office include the following statement in all promotional material and contracts for sale of lots in the subdivision:

**"Pursuant to A.R.S. § 45-108 and A.A.C. R12-15-701 *et seq.*, the Department has determined that the water supply for the The Ranch at Alpine, Amended subdivision is adequate, i.e. that the water supply is physically, continuously and legally available to satisfy the**

subdivision's annual estimated water demand, that the water supply is of suitable water quality, and that the applicant has demonstrated the financial capability to construct adequate delivery, storage and treatment works. However, the legal availability of the water withdrawn from wells in this area may be the subject of court action in the future as part of a determination of surface water rights. Whether future court action will have an effect on the legal availability of the water supply for the proposed subdivision cannot be determined at this time."

If you have any questions, please contact Rosemary Lopez at (602) 771-8500.

Sincerely,

A handwritten signature in cursive script, reading "Sandra Fabritz-Whitney".

Sandra Fabritz-Whitney  
Assistant Director  
Water Management Division

cc: Apache County Planning and Zoning  
Apache County Recorder  
Keith Shreeve, Isaacson Engineering, Inc.  
J. Dick Eastman, Attorney-In-Fact  
Rosemary Lopez, Office of Assured and Adequate Water Supply